

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		HUTCHINSON RD, ARLINGTON

OWNERSHIP

Owner 1:	KENNEDY KATHLEEN A
Owner 2:	
Owner 3:	
Street 1:	66 HUTCHINSON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	BROOKFIELD RELOCATION INC -
Owner 2:	-
Street 1:	71ST STREET
Twn/City:	SCOTTSDALE
St/Prov:	AZ
Postal:	95254

NARRATIVE DESCRIPTION

This parcel contains 13,560 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Clapboard Exterior and 3905 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13560		Sq. Ft.	Site		0	70.	0.76	4			Golf co	25					723,457						723,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13560.000	902,900	700	723,500	1,627,100
Total Card	0.311	902,900	700	723,500	1,627,100
Total Parcel	0.311	902,900	700	723,500	1,627,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	416.71	/Parcel:	416.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	901,300	700	13,560.	723,500	1,625,500	1,625,500	Year End Roll	12/18/2019
2019	101	FV	663,000	700	13,560.	723,500	1,387,200	1,387,200	Year End Roll	1/3/2019
2018	101	FV	663,000	0	13,560.	620,100	1,283,100	1,283,100	Year End Roll	12/20/2017
2017	101	FV	663,000	0	13,560.	578,800	1,241,800	1,241,800	Year End Roll	1/3/2017
2016	101	FV	663,000	0	13,560.	496,100	1,159,100	1,159,100	Year End	1/4/2016
2015	101	FV	392,100	0	13,560.	444,400	836,500	836,500	Year End Roll	12/11/2014
2014	101	FV	392,100	0	13,560.	411,300	803,400	803,400	Year End Roll	12/16/2013
2013	101	FV	235,400	0	13,560.	392,200	627,600	627,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROOKFIELD RELO	64450-355		10/31/2014		1,335,000	No	No		
MURRAY CHRISTOP	64450-353		10/31/2014	Other	1,335,000	No	No		Relocation Sale
M C P DEVELOPME	60616-111		11/30/2012		975,000	No	No		
HAUSER RITA L,	58504-96		2/16/2012	Estate/Div	500,000	No	No		
HAUSER RITA L/T	52745-522		5/11/2009	Family		1	No	No	
HAUSER RITA	27078-110		2/21/1997	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/31/2013	1148	Renovate	42,750	C				
3/15/2012	246	Addition	174,000					renovate 1st fl. a

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
5/16/2012	MLS	EMK	Ellen K
4/23/2009	Meas/Inspect	189	PATRIOT
11/2/2000	Hearing N/C	153	PATRIOT
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
12/1/1981		KM	
Sign:	VERIFICATION OF VISIT NOT DATA		



USER DEFINED

Prior Id # 1:	64129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

